

RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
TO BE KNOWN AS THE  
DRY FARM  
MINOR SUBDIVISION  
PHASE 1

LOCATED IN THE NE1/4 SECTION 16  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE  
I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Roy and Lori Casper, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and in accordance with Section 17-23-17 of the UCA, have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as prescribed on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat.

BOUNDARY DESCRIPTION  
TOWNSHIP 2 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 16:  
Beginning at the North Quarter Corner of said Section 16; thence North 89°23'34" East 1395.33 feet along the North section line; thence South 1079.76 feet; thence West 697.25 feet; thence South 14°00'00" East 120.00 feet; thence South 54°00'00" East 1325.85 feet to a point on the South line of the North Half of the South Half of the Northeast Quarter; thence South 89°24'32" West 1805.48 feet to the Southwest Corner of said N1/2 of said S1/2 of said NE1/4; thence North 0°09'56" East 1979.33 feet to the point of beginning, containing 59.370 acres. TAX I.D. #2261-6

NARRATIVE  
PURPOSE OF SURVEY: Perform a property survey, and then prepare a Record of Survey and Minor Subdivision plat.  
BASIS OF BEARING: North 89°23'34" East from the North 1/4 Corner to the Northeast Corner of Section 16, T2S, R5W, USBM, according to that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #2821.  
SURVEY FINDINGS: See Boundary Line Adjustment Plat for Section info.  
NOTE: This survey was performed at the request of Roy Casper. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S ACKNOWLEDGEMENT  
Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

ROY A. CASPER, JOINT TENANT  
LORI A. CASPER, JOINT TENANT

ACKNOWLEDGEMENT

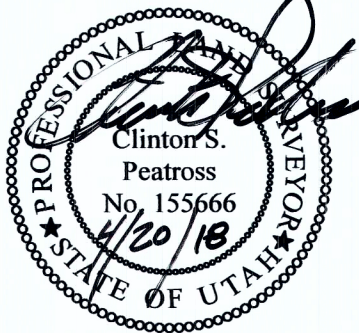
State of } s.s.  
County of }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me,  
ROY L. CASPER and LORI A. CASPER, JOINT TENANTS, signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

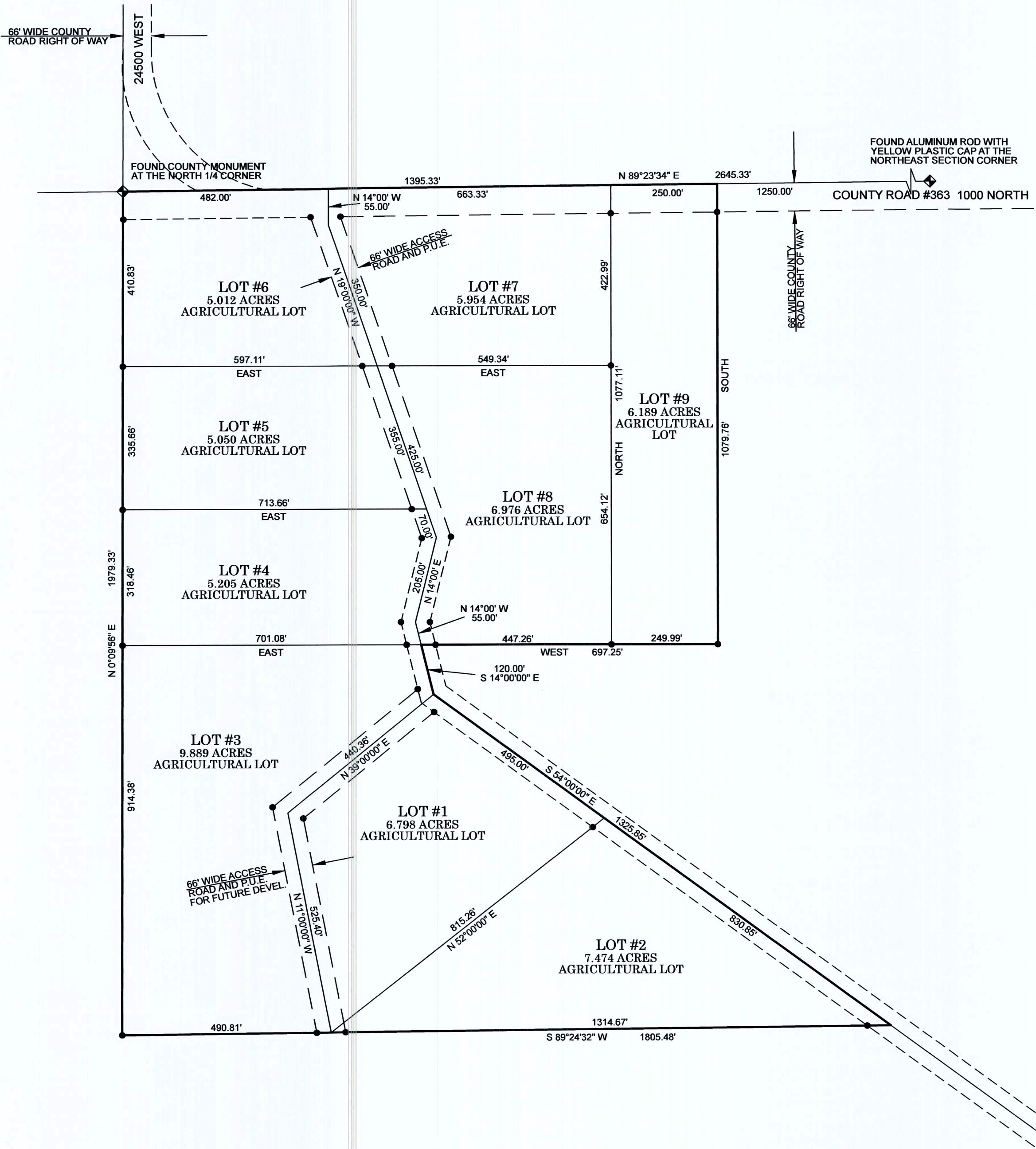
My commission expires. \_\_\_\_\_  
Notary Public

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-602-7001 for information prior to a purchase of a lot or construction of a building in this subdivision.

This property is within the Uinta Basin, a highly active and developed oil and gas field. Lot owners should expect oil and gas related operations to occur at any time of day or night including, but not limited to, heavy truck traffic workover/drilling activities, etc., including new wells on these or adjacent lands. There is no County maintenance or dust control requirements on any roads in this subdivision. Existing roads within and accessing this subdivision may be private oilfield roads maintained at the operator's discretion, may not be open for public or lot owner travel, and may be reclaimed in the future.



SCALE 1" = 200'  
0' 200' 400'  
● = SET 5/8"X24" REBAR WITH YELLOW PLASTIC CAP STAMPED PEATROSS 155666  
P.U.E. = PUBLIC UTILITIES EASEMENT



DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

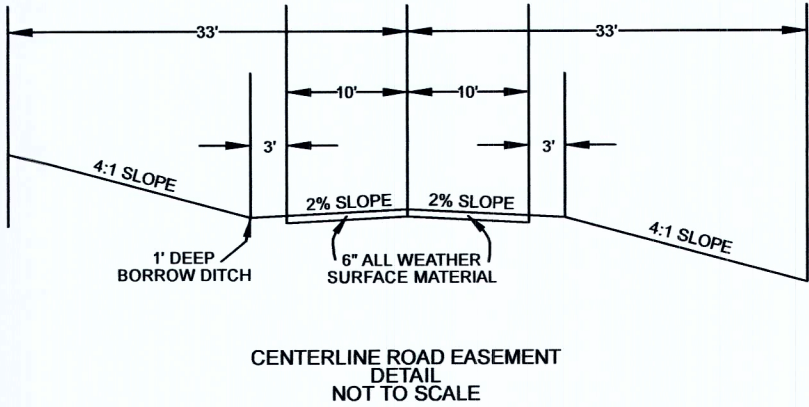
DUCHESNE COUNTY RECORDER

State of Utah } s.s. Entry Number \_\_\_\_\_ Page(s): \_\_\_\_\_  
County of Duchesne }

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_. Time: \_\_\_\_\_ Fee: \_\_\_\_\_

Shelley Brennan Duchesne County Recorder



PREPARED BY  
PEATROSS LAND SURVEYS  
PROFESSIONAL LAND SURVEYOR  
829 EAST 380 NORTH  
HEBER CITY UTAH, 84032

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email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 11/21/2017  
SHEET : 1 OF 1 JOB NAME: ROY CASPER JOB# 1241

County Surveyor's File # 3757